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MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
DATE: December 19, 1968
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1335
Sabatino Taricano
18 Union Street, Brighton

Petitioner seeks a variance to erect a one story addition to an existing dwelling in a Residential (R-.5) District. The proposal would violate the code as follows:

Section 20-1. Rear yard is insufficient.	Req'd 40 ft.	Proposed 18.5 ft.
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The property, located on Union Street near the intersection of Union Street and Monastery Road, contains a two story frame dwelling. The petitioner would erect the proposed one story extension at the right rear of the structure and utilize it as a bedroom. The rear yard deficiency is an existing condition and the proposal would not have an injurious affect on the abutting residential properties.
Recommend approval.

VOTED: That in connection with Petition No. Z-1335, brought by Sabatino Taricano, 18 Union Street, Brighton, for a variance of insufficient rear yard to erect a one story addition to an existing dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. The rear yard deficiency is an existing condition and the proposal would not have an injurious affect on the abutting properties.



Re: Petition No. Z-1337
Gordon M. Kelley
32 Irving Street, Boston

Petitioner seeks a variance to change occupancy from four to five apartments in an Apartment (H-2-65) District. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 17-1. Usable open space is insufficient.	150 sf/du	0

The property, located on Irving Street between Myrtle and Cambridge Streets, contains a $3\frac{1}{2}$ story brick dwelling. The petitioner would provide the additional apartment in the basement. The proposed change would represent an undesirable increase in residential density and would intensify the existing traffic problem in the area. Recommend denial.

VOTED: That in connection with Petition No. Z-1337, brought by Gordon M. Kelley, 32 Irving Street, Boston, for a variance of insufficient usable open space to change occupancy from four to five apartments in an Apartment (H-2-65) District, the Boston Redevelopment Authority recommends denial. The proposal would represent an undesirable increase in residential density and would intensify the existing traffic problem in the area.

Re: Petition No. Z-1339
John G. Palmer
107 Mt. Vernon Street, Boston

Petitioner seeks a change in an existing non conforming use to change occupancy from a one family dwelling and office to insurance offices in an Apartment (H-2-65) and a Local Business (L-2) District. The proposal would violate the code as follows:

Section 9-2. A change in an existing non conforming use requires a Board of Appeal hearing.

The property, located on Mount Vernon Street near the intersection of Mount Vernon and Charles Streets, contains a three story brick structure. All but six feet of the building is situated in the L-2 district where the office use is allowed. This is a technical violation of the code and the proposal would be consistent with the commercial character of the immediate area. Recommend approval.

VOTED: That in connection with Petition No. Z-1339, brought by John G. Palmer, 107 Mt. Vernon Street, Boston, for a change in an existing non conforming use to change occupancy from a one family dwelling and office to offices in an Apartment (H-2-65) and a Local Business (L-2) District, the Boston Redevelopment Authority recommends approval. This is a technical violation of the code. The proposed insurance office is an allowed use in the L-2 District where all but six feet of the building is located.

Re: Petition No. Z-1340
Ramada Inn
1234 Soldiers Field Road, Brighton

Petitioner seeks an extension of a non conforming use to erect a one story lounge addition to a hotel in a Light Manufacturing (M-1) District. The proposal would violate the code as follows:

Section 9-1. The extension of a non conforming use requires a Board of Appeal hearing.

The property is located on Soldiers Field Road between Everett and Telford Streets, adjacent to the Skating Club of Boston. The petitioner proposes to erect a one story addition to the rear of an existing lounge situated on the first level of a five story hotel structure. The proposed expansion is reasonable and would not interfere with the existing off-street parking spaces. Recommend approval.

VOTED: That in connection with Petition No. Z-1340, brought by Ramada Inn, 1234 Soldiers Field Road, Brighton, for an extension of a non conforming use to erect a one story lounge addition to a hotel in a Light Manufacturing (M-1) District, the Boston Redevelopment Authority recommends approval. The proposed expansion is reasonable and would not interfere with the existing off-street parking spaces.



Re: Petition No. Z-1341
The Children's Hospital Medical Center
283 Longwood Avenue, Roxbury

Petitioner seeks a variance to erect a sign in an Apartment (H-3) District. The proposal would violate the code as follows:

Section 11-1. A sign which exceeds two square feet in area is not allowed in an H-3 district.

The property is located on Longwood Avenue at the intersection of Longwood Avenue and Blackfan Street, directly opposite the Medical Center. The petitioner proposes to erect a 3'x7 $\frac{1}{2}$ ' metal and glass illuminated "Parking" sign for their parking facility on Blackfan Street. The sign would project 5 $\frac{1}{2}$ feet over the public sidewalk on Longwood Avenue. The staff has no objection to the use but is of the opinion that it should be set back within the property line with no projection over the sidewalk. This setback would still afford ample visibility. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1341, brought by the Children's Hospital Medical Center, 283 Longwood Avenue, Roxbury, for a variance of excessive height to erect a sign in an Apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided the sign is set back within the property line with no projection over the public sidewalk. This setback would still afford ample visibility.



Re: Petition No. Z-1338
Gerald Ginsberg
38 Blue Hill Avenue, Roxbury

Petitioner seeks a non conforming use permit to erect a one story office and warehouse structure in a Local Business (L-1) District. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. An industrial use is forbidden in an L-1 district.		
Section 20-1. Rear yard is insufficient.	20 ft.	5 ft.

The property, located on Blue Hill Avenue at the intersection of Blue Hill Avenue and Huckins Street, contains 4994 square feet of vacant land. The petitioner proposes to erect a one story masonry structure for an office and the storage of waste materials (scrap, metals, etc.). The site is being considered for a major new school facility by the Public Facilities Department and the Model Cities Administration and would not be appropriate for industrial development. Recommend denial.

VOTED: That in connection with Petition No. Z-1338, brought by Gerald Ginsberg, 38 Blue Hill Avenue, Roxbury, for a non conforming use permit and a variance of insufficient rear yard to erect a one story office and warehouse building in a Local Business (L-1) District, the Boston Redevelopment Authority recommends denial. The site is being considered for acquisition and future construction of a major school facility by the Public Facilities Department and the Model Cities Administration. The petitioner's proposed industrial development would be inappropriate for this semi-residential area.

